108.0	0004	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	986,300	/	986,300
USE VALUE:	986,300	/	986,300
ASSESSED:	986,300	/	986,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		PAWNEE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC DONALD EDWARD V/KAREN A
Owner 2:	
Owner 3:	
Street 1:	22 PAWNEE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ELIAS SELMA H -
Owner 2:	-
Street 1:	22 PAWNEE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .233 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1958, having primarily Wood Shingle Exterior and 2979 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10138.000	478,300	1,100	506,900	986,300
Total Card	0.233	478,300	1,100	506,900	986,300
Total Parcel	0.233	478,300	1,100	506,900	986,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.04 | /Parcel: 331.04

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

69464

GIS Ref

GIS Ref

Insp Date

08/13/18

!8525!

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	478,300	1100	10,138.	506,900	986,300		Year end	12/23/2021
2021	101	FV	460,200	1100	10,138.	506,900	968,200		Year End Roll	12/10/2020
2020	101	FV	460,200	1100	10,138.	506,900	968,200	968,200	Year End Roll	12/18/2019
2019	101	FV	425,900	1100	10,138.	506,900	933,900	933,900	Year End Roll	1/3/2019
2018	101	FV	438,800	800	10,138.	434,500	874,100	874,100	Year End Roll	12/20/2017
2017	101	FV	438,800	800	10,138.	405,500	845,100	845,100	Year End Roll	1/3/2017
2016	101	FV	438,800	800	10,138.	347,600	787,200	787,200	Year End	1/4/2016
2015	101	FV	361,400	800	10,138.	311,400	673,600	673,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:29:11

LAST REV

Date	Time
08/23/18	14:12:32
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8525

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELIAS SELMA H	1240-30		7/23/2001	Family	500,000	No	No		
	620-65		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	69464
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2003	869	Re-Roof	2,500					
6/23/2003	498	Manual	3,200					REPAIR CEILINGS

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	Meas/Inspect	CC	Chris C
6/15/2009	Measured	189	PATRIOT
10/3/2001	MLS	MM	Mary M
10/27/1999	Meas/Inspect	256	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10138		Sq. Ft.	Site		0	70.	0.71	4									506,896						506,900	

Total AC/HA:	0.23274	Total SF/SM:	10138	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	506,896	Spl Credit		Total:	506,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth	1	Rating:	Fair
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.16622412
Const Adj.:	1.00298214
Adj $ / SQ:	116.970
Other Features:	110500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	501355
Depreciation:	23062
Depreciated Total:	478292

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

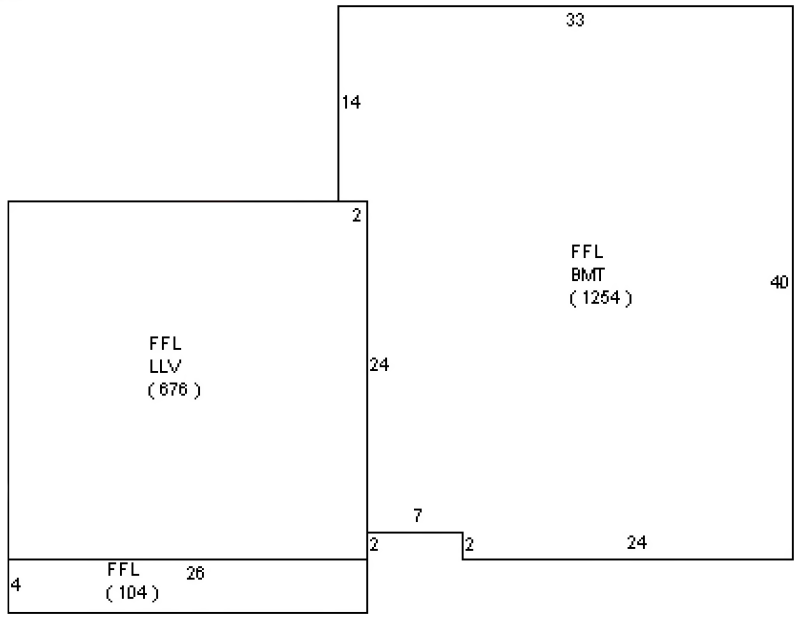
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.67
Special Features:	0	Val/Su Net:	120.66
Final Total:	478300	Val/Su SzAd	235.15

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,034	116.970	237,917
BMT	Basement	1,254	55.110	69,109
LLV	Lower Level	676	56.580	38,251
	Net Sketched Area:	3,964	Total:	345,277
Size Ad	2034	Gross Area	3964	FinArea 2979

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	G	
LLV	100	FLA	10	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 108.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	15X35	A	AV	1982	2.96	T	29.6	101			1,100			1,100

More: N	Total Yard Items:	1,100	Total Special Featues:		Total: 1,100